

*"Your best resource for commercial lending"*

## Stated Income Advantage Loans

### 3 Year Fixed Rates

	INVESTOR 1-4	TRADITIONAL I	TRADITIONAL II
	NON-OWNER OCCUPIED SFR, CONDO, 2-4 UNIT	5+ UNIT MULTIFAMILY & MIXED-USE	OFFICE, RETAIL, WAREHOUSE, SELF-STORAGE, AUTOMOTIVE SERVICE (NO GAS STATIONS)
Loan to Value	MAX 70%*	MAX 75%*	Max 70%
FICO >700	7.99%	7.99%	8.49%
FICO <700	8.49%	8.25%	8.99%

### 8 Year Fixed Rates

	INVESTOR 1-4	TRADITIONAL I	TRADITIONAL II
	NON-OWNER OCCUPIED SFR, CONDO, 2-4 UNIT	5+ UNIT MULTIFAMILY & MIXED-USE	OFFICE, RETAIL, WAREHOUSE, SELF-STORAGE, AUTOMOTIVE SERVICE (NO GAS STATIONS)
Loan to Value	MAX 70%*	MAX 70%*	Max 70%
FICO >700	8.75%	8.75%	9.25%
FICO <700	9.25%	9.00%	9.75%

## General Guidelines

**LENDING...** LOCATIONS NATIONWIDE  
**INCOME VERIFICATION ...** SIMPLE DOCUMENTATION  
**CREDIT SCORE ...** 650 MINIMUM  
**CLTV ...** 80% MAXIMUM CLTV  
**1ST TIME BUYER, INVESTOR, FREE/CLEAR ...** REDUCE MAXIMUM LTV BY 5%  
**ASSUMABILITY ...** LOANS ARE ASSUMABLE AT LENDER'S DISCRETION - 1% FEE  
**IMPOUNDS ...** REQUIRED FOR PROPERTY TAXES & INSURANCE  
**INELIGIBLE LOCATIONS ...** CONTACT US FOR DETAILS  
**SUBMISSION REQUIREMENTS ...** 1003 APP; RENT ROLL OR LEASES ON RENTED PROPERTY; 12 MO. P&L ON OWNER OCC COMMERCIAL PROPERTY  
**VACANT PROPERTIES ...** 3 MOS PITI POST CLOSING LIQUID RESERVES REQUIRED  
**1YEAR REFINANCE SEASONING ...** LTV BASED ON LESSER OF COST OR APPRAISED VALUE WITHIN 12 MONTHS OF PURCHASE  
**FOREIGN NATIONALS** ALLOWED WITH 3 REQUIREMENTS - U.S. CREDIT, SOCIAL SECURITY CARD & EITHER A GREEN CARD OR WORK VISA  
**CREDIT REPORTING ...** LOAN NOT REPORTED TO CONSUMER CREDIT BUREAUS  
**48 HOUR TURNAROUND** ON CONDITIONAL LOAN APPROVALS  
**APPROXIMATE 3 WEEK CLOSING** FROM SUBMISSION OF CLA  
**APPRAISAL COSTS ...** COMMERCIAL \$2,795 SFR TO 4 UNITS APPROX. \$500 AS PER MARKET  
**ADMIN / UNDERWRITING FEE ...** SFR TO 4 UNITS \$1395 COMMERCIAL \$2295  
**BLANKET LOANS ...** NO BLANKET LOAN ON THIS PROGRAM

## Rates & Terms

**LOAN AMOUNTS ...** \$100K-\$5MM  
 (INVESTOR 1-4 MAX LOAN AMOUNT IS \$2MM)  
**AMORTIZATION/TERM ...** 30 YEAR FULLY AMORTIZING / 30 YEAR LOAN  
**INDEX / MARGIN / CAP ...** WSJ PRIME + 4%.  
 RATE CAPS=2/1/6  
**PREPAYMENT PENALTY ...** EQUAL TO FIXED PERIOD ACROSS THE BOARD. FOR SFR TO 4 UNITS: 3 YEAR FIXED PRODUCT, 3% FOR 3 YEARS; 5 YEAR FIXED PRODUCT, 3% FOR 5 YEARS - ALL OTHER PROPERTY TYPES, 3 YEAR FIXED PRODUCT, 5% FOR 3 YEARS; 5 YEAR FIXED PRODUCT, FOR 5 YEARS  
**PREPAYMENT BUYDOWN INVEST 1-4=1% ...** ADD .5% TO INTEREST RATE FOR EACH 1 YEAR REDUCTION, WITH MINIMUM PREPAYMENT PENALTY OF 1 YEAR  
**RATE BUYDOWN ...** 1 PT. FEE = .50% RATE REDUCTION ( MAXIMUM 1%)  
**LOANS <\$750K ...** ADD 50 BPS TO THE ABOVE MENTIONED RATE (TRADITIONAL I & II ONLY)  
**LTV LIMITATIONS ...** FICO <700, MAX LTV IS 70%, INVEST 1-4 LOAN \$1MM = 65% MAX LTV

FOR MORE INFORMATION OR TO SUBMIT A LOAN REQUEST, PLEASE CALL YOUR M5 FUNDING REP OR VISIT [WWW.M5FUNDING.COM](http://WWW.M5FUNDING.COM)  
 M5 COMMERCIAL FUNDING | 826 E STATE ST, SUITE 200 | AMERICAN FORK, UT 84003

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